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NOTICE OF PREPARATION DOCUMENTATION

DATE: April 29, 2010

PROJECT NAME: Warner Ranch

PROJECT NUMBER(S): GPA 06-009, SP06-002, R06-011, TM5508RPL³

PROJECT APPLICANT: WHP Warner Ranch LP, Shapouri & Associates

ENV. REVIEW NUMBER: 06-02-020

PROJECT DESCRIPTION: The project proposes an amendment of the General Plan, a Specific Plan, a Rezone and a Vesting Tentative Map to develop 513.6 acres including 780 residential units (556 single family detached and 224 multi-family and attached town homes), approximately 10.8 acres of private community parks including a clubhouse, 5.5 acres of landscape areas, an 8.0-acre public active recreational park and 344.2 acres of preserved open space. The site is subject to the General Plan 1.3 Estate Development Area (EDA) Regional Category, Land Use Designation (18) Multiple Rural Use and (19) Intensive Agriculture. Zoning for the site is A70 Limited Agriculture and A72 General Agriculture Uses. The project proposes a Specific Plan and associated General Plan Category change to 21 and zoning change to S88 with a 1.52 dwelling unit per acre density. Access would be provided by SR76 and an onsite network of private roads. The development area currently is not within water, sewer, or fire service districts; a portion of the site is within the Rainbow Municipal Water District (RMWD) but that district is not willing to serve the development. De-annexation from the RMWD and annexation to the Yuima Water District is proposed. A modification of the County Water Authority boundary would also be required. Expansion of sewer and water treatment and distribution systems would be required. Two water reservoir tanks are proposed in the northeastern portion of the site and a connection to a major water line that is proposed in the vicinity of the northern boundary of the property. Annexation to the North County Fire District is also proposed. The project is currently partially within the North County Fire Protection District and entirely within the District's sphere of influence. A secondary access road would link the proposed project to Pala Temecula

Road with a 25-foot wide roadbed and fuel modification and would be aligned along an existing dirt road traveling through the northeastern portion of the project site to Pala Temecula Road. In addition, fuel modification will be proposed adjacent to the development areas which will remain outside the biological open space preserve. Earthwork quantities for the onsite development will consist of approximately 3.4 million cubic yards (MCY) of cut and 3.4 MCY of fill. The project will include offsite improvements to segments of SR76 and along the frontage of the project site, and may include water and sewer service facility improvements including pipeline conveyance systems. The project proposes to be implemented in phases.

PROJECT LOCATION: The project site is located in the northwestern portion of the County approximately 5 miles east of Interstate 15 on Pala Road (State Route 76) and west of Pala Temecula Road in the Pala Pauma Subregional Planning Area, within unincorporated San Diego County.

PROBABLE ENVIRONMENTAL EFFECTS: The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities & Service Systems

Attachments:

Project Regional Location Map
Project Detailed Location Map
Plot Plan Exhibit
Environmental Initial Study